NPS Form 10-900
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INTERAGENCY RESOURCES DIVISION
NATIONAL PARK SERVICE

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Maple Street/Clarks Avenue Historic District

other names/site number

2. Location

street & number 17-49 Maple St., 4-34 Clarks Ave., 95½-101 Main St., 4 & 6 Frost Ave., 3 & 5 Idlewood Terr. ☒ not for publication

city or town St. Johnsbury ☒ vicinity

state Vermont code VT county Caledonia code 005 zip code 05819

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this ☐ nomination ☐ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property ☐ meets ☐ does not meet the National Register criteria. I recommend that this property be considered significant ☐ nationally ☐ statewide ☒ locally. (☐ See continuation sheet for additional comments.)

Signature of certifying official/Title 3/3/94 Date

State of Federal agency and bureau

In my opinion, the property ☐ meets ☐ does not meet the National Register criteria. (☐ See continuation sheet for additional comments.)

Signature of certifying official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

- ☒ entered in the National Register.
  - ☐ See continuation sheet.
- ☐ determined eligible for the National Register
  - ☐ See continuation sheet.
- ☐ determined not eligible for the National Register.
- ☐ removed from the National Register.
- ☐ other, (explain:)

for Signature of the Keeper — Date of Action 5/5/94

Maple St./Clarks Avenue Historic District
Name of Property

Caledonia County, Vermont
County and State

5. Classification

Ownership of Property
(Check as many boxes as apply)

- ☒ private
- ☐ public-local
- ☐ public-State
- ☐ public-Federal

Category of Property
(Check only one box)

- ☐ building(s)
- ☒ district
- ☐ site
- ☐ structure
- ☐ object

Number of Resources within Property
(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
38	4	buildings
		sites
		structures
		objects
38	4	Total

Name of related multiple property listing
(Enter "N/A" if property is not part of a multiple property listing.)

The Historic and Architectural Resources of St. Johnsbury, Vermont

Number of contributing resources previously listed in the National Register

0

6. Function or Use

Historic Functions
(Enter categories from instructions)

Domestic/single dwelling
Domestic/multiple dwelling
Domestic/secondary dwelling

Current Functions
(Enter categories from instructions)

Domestic/single dwelling
Domestic/multiple dwelling
Domestic/secondary structure

7. Description

Architectural Classification
(Enter categories from instructions)

Greek Revival
Italianate
Second Empire

Materials
(Enter categories from instructions)

foundation brick
walls weatherboard
shingle
roof asphalt
other wood

Narrative Description
(Describe the historic and current condition of the property on one or more continuation sheets.)

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ARCHITECTURAL CLASSIFICATION (cont.):

LATE VICTORIAN/Queen Anne
LATE 19TH & EARLY 20TH CENTURY REVIVALS/Colonial Revival

PRESENT AND HISTORICAL PHYSICAL APPEARANCE:

The Maple Street/Clarks Avenue Historic District is a residential neighborhood in St. Johnsbury, Vermont, the county seat of Caledonia County in the northeastern portion of the state. Encompassing a portion of the north side of Maple Street, part of Frost Avenue, as well as the entire length of Clarks Avenue and Idlewood Terrace, the district is located on the eastern slope of the uppermost of a series of terraces left in the Passumpsic River Valley after the last glaciation. The western boundary of the district is that of a portion of the St. Johnsbury Main Street Historic District, listed on the National Register of Historic Places on May 28, 1975. Intersecting Main Street at right angles, straight, sloping Maple Street was constructed in 1850 (with Eastern Avenue and Railroad St.) to connect the principal thoroughfare, Main Street, with the new commercial area spurred by the advent of the railroad along the banks of the Passumpsic/Connecticut River Valley. Clarks Avenue, developed between 1863 and 1871, curves down the steep hill from a point further north on Main Street from the Maple Street intersection, with a large stone retaining wall preserving the lip of the upper terrace and providing wide vistas to the east. Clarks Avenue runs southeast, joining Maple Street approximately two-thirds down its length. Frost Avenue was developed as a short, dead end street between Maple Street and Clarks Avenue to access several residences built c. 1900. Idlewood Terrace, built c. 1935, runs a short distance northeast from Clarks Avenue on the top edge of the terrace slope, again with grand views to the east. In general, residences are close to the road, with several courts developed to access houses set north behind Maple Street toward the east (bottom) of the district. Maple Street tends to be more densely built-up than either Clarks Avenue or Idlewood Terrace. Residences and associated outbuildings are of wood construction primarily on brick foundations. A variety of vernacular styles are exhibited in the largely multi-family building types, with a few Greek Revival and French Second Empire dwellings set amid the more abundant Italianate and Queen Anne style residences with later Colonial Revival style alterations, mainly in the form of porches. Several carriage barns were converted to residences at the turn of the 20th century. Modern alterations are generally confined to substitute siding and the addition of modern sash and/or doors, not overly compromising the integrity of the resources. The condition of the buildings vary, with some in rather poor condition. The individual resources and the district as a whole retain their integrity of location, design, setting, materials, workmanship, feeling, and association.

The land comprising the district was largely open space in the early 1850's, with Main Street defining the south/north axis of the "Plain" on the upper portion of the St. Johnsbury terrace. The land was originally associated with the two Cape dwellings owned by the Clark brothers (#30 in this district and #13 in the Main St. Historic District) set east from Main Street in a common setback as those

earlier residences at the southern end of Main Street. The residences at the edge of the terrace on Clarks Avenue with a fine outlook to the east over the river valley were built on land subdivided into lots by B.B. Clark (see #30 in the district). The eastern half of the district was owned in 1853 by Andrews and Bancroft, whose holdings reached east to the banks of the Passumpsic River. Solomon Andrews and J.P. Bancroft, M.D. appear to have been land developers who capitalized on the industrial growth of St. Johnsbury and the influx of workers.

The first residence in the district other than the original Clark House (#31), a Greek Revival style house, appeared on the Presdee and Edwards Map of 1853 (#6) as that of S. Andrews, who also owned two houses across Maple Street from the district and another on nearby Railroad Street. By the time that Beers Atlas published a detailed map of the area in 1875 coinciding with further railroad construction, most of the houses on Maple Street had been built, and about half of those eventually occupying Clarks Avenue were constructed. Those on Maple Street were vernacular interpretations of Greek Revival style with Italianate style features. By 1885, directories indicate that most were occupied by a number of households with different family names, indicating that they were being utilized as multi-family housing for railroad or Fairbanks factory workers of mainly French Canadian descent. Associated barns and livery stables were common at this time. Several alleys and courts had developed at the east, lower end of the district where related Canadian immigrant families constructed houses behind those of their relatives that fronted south on Maple Street (see #10, 11, 13 and 14). Many of those fronting on Maple Street were changed in plan with additions in the Queen Anne and Colonial Revival style to officially become tenements by the turn of the 20th century.

The houses at the top of the terrace on Clarks Avenue (#24, 25, 26 and 27) had original Italianate style detail and tended to be occupied at the start by one family. These were converted to multi-family residences or double houses by the turn of the 20th century when Queen Anne and Colonial Revival style details were added. Carriage houses associated with Main Street properties were converted to dwellings at this time, as indicated by the use of similar stylistic details (see #1 and 3 in the district). During the same period, several large tenement houses were built as income producing property at the middle of Clarks Avenue by developers such as T.J. Tierney and Joseph Trudell (see #21, 22 and 25 in the district). During the course of the present century, most of the houses have continued to be occupied as multi-family dwellings, with three of the large tenements on Clarks Ave. no longer in existence. Former stables and sheds were converted to garages, as several examples of early garages were newly constructed in the early portion of the century (e.g. #2A and 6A).

Individual resources are described on the following pages.

1. **T. C. Fletcher Carriage Barn/ House, (McClure), 99 1/2 Main St. c. 1870. Contributing.**

The T. C. Fletcher Carriage Barn/ House with Queen Anne and Colonial Revival style detail was built c. 1870 at which time it was located behind the T. C. Fletcher residence (entered on the the National Register of Historic Places May 28, 1975, as part of the St. Johnsbury Main Street Historic District, #12). The rectangular plan, clapboard building sits on a brick foundation with its eaves front facing north, in a grouping with two other residences facing Frost Avenue (#2 and #3). It has an asphalt shingle gable roof with deep overhangs and return, a three bay shed dormer on the south side and an intersecting gable on the north facade. The only details embellishing the clapboard house are an imbricated shingle pattern on the north side gable and a pedimented gable hood supported by brackets that crowns a right bay entrance on the north facade. There is a second entrance in the right bay of the west gable side. The walls are symmetrically fenestrated with twenty-five-over-two and six-over-one sash that sometimes occur in pairs.

Horace Carpenter, a well known builder, carpenter and land developer, built the T. C. Fletcher House in 1868. It is probable that the carriage barn was also built by Carpenter at the same time as the residence. In c. 1895 the two-story carriage barn was moved to the back (east) of the property, away from Main Street, and eventually converted to a dwelling after other sheds and barns were added. This conversion was part of a trend that occurred in this district at the end of the nineteenth century. (See #3, #4 and #32.)

2. **Cherry House, (Cherry), 4 Frost Ave. c. 1903. Contributing.**

This well designed, c. 1903, Colonial Revival/ Queen Anne style house sits back behind the I. Frost House on a lot that had been subdivided from the Main Street residence (entered on the the National Register of Historic Places May 28, 1975, as part of the St. Johnsbury Main Street Historic District,#13). This rectangular plan, three-story house sits on a brick foundation and has a gambrel roof with its eaves side parallel to Frost Avenue. A central intersecting gambrel dormer projects over a [illegible] two-story, window bay on the south eaves side, and is flanked by smaller pedimented, gable-roofed, wood-shingle-sided dormers. The opposing eaves roof is articulated with three pedimented, gable-roofed, wood-shingle-sided dormers. There is an interior chimney. One-story, hip-roofed porches front the east and west gable sides, with the more formal toward Main Street on the west side. Here, double Tuscan

colonettes sit atop a wood-shingled half wall and support a full entablature. The entrance bay faces Frost Avenue and is crowned with a pedimented hood. The principal entrance to the house is left of center on this west-facing eaves front. The back porch on the east end is Queen Anne style with turned posts and bracketed square heads. There is an informal doorway left of center on this back side. The residence is covered with clapboard siding and has an elaborate imbricated wood shingle pattern in the gambrels. Windows are one-over-one, double-hung sash with plain surrounds and drip caps. Paired windows located in the south side dormer over the octagonal window bay are more ornate with an architrave hood supported by diminished paired consoles and a wavy board embellished frieze.

This house was built between 1900 and 1905. The older Queen Anne style porch on the back appears to be original. Supporting this supposition: the Dillon House (#3), that had been a barn or carriage house associated with this house, was converted to a residence with the addition of front porch c. 1915, and that porch has Tuscan colonettes matching those found on the front porch of this house. Historic names associated with this house are unknown; it is presently owned by Susan and Martin Cherry.

2a. Garage, c. 1923. Contributing.

On the south side of Frost Avenue across from the residence there is a c. 1923, hip-roofed garage constructed from rock-faced, concrete blocks.

3. I. Frost Carriage Barn/ House, (Dillon), 6 Frost Ave. c. 1885. Contributing.

This rectangular plan, one-and-a-half-story, frame house with Colonial Revival style detail sits at the ridge of a steep bank of the St. Johnsbury Terrace looking east toward the Passumpsic River Valley. Directly below, built into the terrace, are the Hevey House (#23) and the John and Mary McDonald House (#24) on Clarks Avenue. The converted carriage barn is at the end of Frost Avenue with its southern eaves front facing the road. Cornerboards accent the clapboard sided house, and the gable roof, sheathed with asphalt shingles, has plain cornices and returns. A three bay wide shed dormer, fenestrated with one-over-one single sash, extends from the roof ridge on the south facade, and a central brick chimney with a concrete chimney cap protrudes at the ridge. A Colonial Revival style entry porch was added to the southern

front of the structure when it was converted to a residence c. 1915, with the principal doorway located in the central bay. The porch's pent roof is supported by Tuscan colonettes that sit atop a shingled half wall similar to the design of the front porch on the Cherry House (#2). The eastern half of the porch has recently been enclosed with a modern sliding glass door opening onto the porch. A shed-roofed single bay garage was attached to the west side of the house probably around the same time. Because the house is built into the ridge, the basement of the east side of the house is exposed with a central bay door opening onto the lower level. The main level has paired picture windows that look out over the valley, and the upper story has a pair of one-over-one sash matching those on the opposite gable end. This three-by-two bay house is primarily fenestrated with one-over-one sash that are framed with simple surrounds with drip caps.

This house may once have been a barn associated with the Frost House (entered on the the National Register of Historic Places May 28, 1975, as part of the St. Johnsbury Main Street Historic District, #13). In 1775 the Beers Atlas shows the Frost House as an extended plan with structures attached to the rear of the main block. By 1889 the plan had been abridged and a separate barn stood near where there had been an attached structure. This barn was probably moved back from the Main Street house c. 1902, to be associated with the new residence at 4 Frost Avenue (#2). The barn was converted to a dwelling c. 1915. It is possible that this house frame may have been part of the original attached barn of the Frost House, which would date the structure prior to 1875. Certainly it is the same barn that appears on the Sanborn Insurance map separate from the Main Street house in 1889. (See #1, #4 and #32.)

4. Boynton Barn/ Ephram Stone House, (Douglas), 95 1/2 Main St. c. 1865. Contributing.

Perched atop a hill set back from Maple Street on a brick foundation, this two-story, three-by-two bay, clapboard residence has a rectangular central block with a single wing extending to the west. The gable roof is covered with asphalt shingles and there is a ridge chimney in the main block and an interior chimney with a chimney pot ascending from the back slope of the wing's gable roof. The main entrance is located in the wing, facing Main Street, but the house is set well behind the residences that front Main Street and is more closely associated with Maple Street. The reason for this orientation is that this house had been a barn or carriage barn associated with the David Boynton House, fronting Main Street (entered on the the National Register of Historic Places May 28, 1975, as part of the St. Johnsbury Main Street Historic

District, #14). In May 1889, the barn was moved back away from the Boynton House by house mover, Ephram Stone, and converted into a residence by builder, M. J. Caldbeck. The Maple Street eaves front facade has a central gable wall dormer, typical of the design for late nineteenth century carriage barns. (See #1.) A glazed, pent-roofed porch was added to the left side of this facade c. 1915, with the porch entrance, flanked by oversized, half-length, side lights, located on the Main Street side of the house. The Maple Street front and east side are symmetrically fenestrated with one-over-one sash windows. The wing has a gable one-over-one sash window and the main story, left of the doorway, is fenestrated with a three part casement window. These windows are all flanked by horizontal louvered shutters. (See #1, #3 and #32.)

5. H. D. Crocker Tenement, (Towns), 45-49 Maple St. c. 1863. Contributing.

This rectangular, vernacular, central hall plan, three-and-a-half-story tenement, sits on a brick and concrete foundation with its eaves front facing Maple Street. A corrugated metal, gable roof is punctured by bilateral symmetrical ridge chimneys, and there is a single "sky light" on the right half of the front roof plane. A two-story porch dating from c. 1905, is attached to the front of the building with its pent roof supported by square posts with bracketed square capitals. A pediment crowns the central entrance bay with stairs leading to the second story of the porch from Maple Street. The principal entrance is located in this central bay. An open dowel railing surrounds the porch. Fenestration is symmetrical on the five bay front and three bay east side. Windows are one-over-one sash with plain surrounds and architrave cornices. A doorway is located on the first floor in the center bay of the east and west sides. The west side and back are less formal with random doors and windows opening onto balconies and open string stairs attached to the walls.

The Beers Atlas shows that this tenement was owned by H. D. Crocker in 1875 and sat across from a tenement owned by J. Trudell (see #21 and #25 for a discussion of other tenements owned by Trudell). At that time there was a relatively large two-story shed, possibly a livery, attached to the rear of the tenement via a narrow two-story shed. The attached structures remained until c. 1935. In 1885 there were six households living here: J. O. Gauthier, a laborer, and his three children; Napoleon Heon, a laborer, his wife and child; Leon Lambert, a laborer, his wife and two children; Pierre Nolen, his wife and two children; Joseph Richard, a machinist and his child; and Henry Toussaint, a moulder, his

wife and child; however, Sanborn Insurance maps referred to the building as a dwelling until 1919 when it was first formally termed a "tenement".

6. S. Andrews Tenement, (Ouellette), 43 Maple St. c. 1852. Contributing.

This two-story, gable-roofed house was built in the Greek Revival style with later Colonial Revival style detail. It faces Maple Street so that the ridge is parallel to the road. A shallow stone retaining wall fronts the curb and terraces the yard, but the ground drops away to the east so that the S. Andrews Tenement sits well above the C. Patterson House (#7) adjacent to the east. This tenement has a rectangular plan with a wing extending from the east side and an attached shed extending from the right side of the back. The main block roof is covered with asphalt shingles and there are two interior chimneys. The ell and shed gable roofs are covered with corrugated metal. The principal entrance for this asbestos-shingled residence is located in the central bay of the eaves front. The Greek Revival style doorway is flanked by narrow, three quarter length side lights; it has a wide surround and is crowned with a full entablature. A two-story Colonial Revival style porch, added c. 1915, fronts the building with square posts supporting a pent roof and a pediment crowning the central entrance bay. A half wall surrounds the eaves front facade porch, and a doorway opens from the second story onto the balcony level. The three-by-two bay house is symmetrically fenestrated with one-over-one sash with plain narrow surrounds. Much of the architectural detail was apparently lost when the residence was sided.

This house is the only one that appears on the east side of Maple Street on an 1853 map published by Presdee and Edwards. The map indicates that the residence was owned at that time by S. Andrews, and that Solomon Andrews along with J. P. Bancroft, M. D. owned much of the land from the river back to and including the eastern half of this district. According to the 1853 map, S. Andrews owned two other residences located on the opposite side of Maple Street and a fourth just east of the historic district on Railroad Street. Andrews and Bancroft may have been land developers who capitalized on the industrial growth of St. Johnsbury and influx of workers. While Bancroft apparently was limited to land speculation, Andrews apparently provided housing. By 1858, for whatever reason, Andrews and Bancroft diversified their property in the area, and the Wallings map indicates that this tenement was then owned by P. Hardy, who continued to be the owner in 1875. The 1885 St. Johnsbury City Directory lists three households living in the house in 1885: Joseph Hebert, a laborer, his wife and child; Amoble Henault, a

laborer, his wife and child; and William Scanlorn, a gardener, and his wife. This house was termed a dwelling on Sanborn maps through 1927, which may suggest that it was converted to apartments after that date.

6a. Garage. c. 1935. Contributing.

Behind the main structure there is a five bay, shed-roofed, parapet-front garage built into the bank. The garage sits on a concrete foundation and is sheathed with historic metal panels pressed to simulate clapboards. The garage doors are wooden, vertical flush board, double-leaf doors.

6b. Shed. c. 1935. Contributing.

This small, rectangular, shed-roofed utility shed with double-hung vertical flush board doors, appears to have been built about the same time as the garage and clearly relates in design and materials to the larger structure.

7. C. Patterson House, (Hudson), 41 Maple St. c. 1868. Contributing.

The C. Patterson House sits on a brick foundation on a narrow lot that was cut into the steeply graded hillside so that the western boundary of the property is marked by a railroad tie retaining wall separating it from the S. Andrews Tenement (#6) that sits well above, adjacent to the west. The two-and-a-half-story, gable-front, Greek Revival style residence has a rectangular side-hall plan with a rear wing. The roof is sheathed with asphalt shingles and there is one interior chimney on the west slope and another exterior chimney abutting the east side of the wing. Cornerboards accent the corners of the clapboard-sheathed house and wing and support a full entablature with returns. The front facade has a hip-roofed porch with square posts, a solid railing and lattice apron. It is interesting to note that this house was one of the earliest in the district to have a front porch, dating from 1889. There is a smaller two-story, gable-roofed porch and entry in the back of the house, flanking the wing. The fenestration is formal and symmetrical: two bays by three bays with paired windows in the gable front. Windows are one-over-one and two-over-two double hung sash with architrave cornices. This house was owned by C. Patterson in 1875. In 1885 there were two households living here: David Brouen, a moulder, his wife and five children and James Flanaghan, a laborer, his wife and four children.

This house is similar in plan to the Mrs. Chandley House (#8) adjacent to the east, though the C. Patterson House is slightly larger and more formal.

8. Mrs. Chandley House, (Carpenter), 37/39 Maple St. c. 1868. Contributing.

The two-and-a-half-story Mrs. Chandley House is built into the bank of St. Johnsbury Terrace so that the property is terraced with a stone and rubble retaining wall facing Maple Street and the east side. As a result, the gable-front, second story of the house opens at ground level facing Maple Street, and the eastern, court-facing facade, first story opens at ground level toward the east. This side hall Greek Revival style residence has later Queen Anne and Colonial Revival elements and is similar to the C. Patterson House (#7) adjacent to the west. Attached to the rear of the main rectangular block is a one-and-a-half-story wing built c. 1880. The main block and wing sit on brick foundations and have gable roofs sheathed with asphalt shingles. Both have a central ridge chimney. The main block has a box cornice with full entablature and cornice returns; the wing has plain eaves. A one-story, hip-roofed entry porch with square posts and a half wall spans the facade with a smaller, screened-in second story porch above with a shed roof supported by battered posts. The main entrance is located in the left bay of the second story, gable front facade with an octagonal window bay flanking the right. Another doorway is located in the center bay, first story of the east court side. This entrance is fronted with a hip-roofed entry porch with turned posts that sits on a stone and concrete foundation. The wing has two entrances: one, a four panel door, is on the west side, headed with a gable dormer and right-flanked with a two-over-two sash; the other is a vertical board door with heavy strap hinges that opens into the rear basement of the wing. The fenestration is irregular with one-over-one and two-over-two double-hung sash, and two-part horizontal leaf windows at the basement level.

This house is ascribed to have been owned by Mrs. Chandley on the 1875 Beers Atlas, but in 1885 the St. Johnsbury City Directory shows that Peter Lynch, a laborer, his wife and three children lived here, as did Mary Ann Shandly, a bookkeeper, John Shandly, a laborer, and Margaret Shandly. It is probable that "Chandley", appearing on the Beers Atlas, is derived from "Shandly". The City Directory in 1904 further confuses the name as "Shanley".

8a. Garage, c. 1935. Contributing.

A square, hipped roof, garage sits on a concrete foundation east of the main residence. Three part trolley garage doors with four-paned windows in each part open into its two bays. The garage is a pre-fabricated mail order variety and is divided into framed panels, each of which is about two-and-a-half feet wide. When constructed, the panels that are novelty board on the outside and narrow bead board on the inside, were simply slipped together around the structural framework. This garage is architecturally significant as an excellent example of mail-order garages.

9. Samuel Lapointe House, (Villeneuve), 35 Maple St. 1873. Contributing.

Built in 1873, this vernacular Greek Revival style gable front residence is smaller scale than the multi-family dwellings that dominate Maple Street. The rectangular plan house is two-by-three bays with a metal clad gable roof and two bay shed dormer on the west side, and an interior chimney rising from the east slope. The house is sheathed with clapboard siding with corner boards supporting plain eaves and returns. There is a low, concrete water table surrounding the base. The principal entrance is located in the center bay of the east eaves side facing a court adjacent to the east. The entrance is set within a Queen Anne style porch, added c. 1908, that spans the length of the house, and has turned posts with square heads extending from a half wall that support the porch's hip roof. A small sleeping porch, supported with brackets, projects from the second story of the gable front, and there is a covered string stairway attached to the back gable side that leads to a second story entrance. The house is fenestrated primarily with one-over-one sash windows with plain surrounds and a drip cap. A shed wing is attached to the back of the house and connects to the two-story Duperon House (#10), adjacent to the north.

This house was built in 1873 by Samuel Lapointe, a laborer, who moved here from Quebec. The Beers Atlas mistakenly ascribed the house to L. Stone, but Simeon Stone, a son-in-law of Lapointe, actually built the house that is located at the back of the lot at 31 Maple (#11).[1] Three houses facing the court adjacent to the Samuel Lapointe House were built by members of the same family. The house that sits directly behind (north) (#10), attached to the Lapointe House, was built by a cousin of Lapointe, William Duperon, and the Simeon Stone House (#11), as stated, was built by Lapointe's son-in-law. The families apparently moved from Quebec together and maintained the extended family relationship by

building their homes in close proximity to one another. Adding to the significance, all three houses in the court continue to be owned by decendents of Lapointe family.[2]

10. William Duperon House, (Villeneuve), 33 Maple St. c. 1873. Contributing.

Set behind, and attached to the Lapointe House, via a connecting shed, is a rectangular plan, two-story, vernacular, single family residence. The eaves front, gable roof that faces the court is clad with asphalt shingles with an exterior chimney on the west gable side. The house sits on a concrete foundation and is covered with vertical board and asbestos board siding that was applied to the house c. 1930. An open, simple Colonial Revival style porch, added c. 1915, spans the front of the residence with square posts mounted on a half wall supporting its pent roof. The entrance, a half-glass door, is located in the center bay of the eaves front facade. Fenestration is irregular with primarily one-over-one double-hung sash.

The 1875 Beers mistakenly ascribes ownership of this house to Lapointe (#9). In actuality it was built by a cousin of Lapointe, William Duperon, who worked as a teamster and had a barn for his team at the opposite side of the court where a garage now stands (#11a).[3] Duperon lived here with his wife and three children and apparently also took in boarders, as the 1885 St. Johnsbury City Directory states that besides Duperon, Louis Jacques, a laborer, also lived in the house with his wife and four children.

11. Simeon Stone House, (Vermette), 31 Maple St. c. 1873. Contributing.

This gable-front clapboard residence sits at the rear of the Lapointe court on a stone and concrete foundation facing west. Shed-roofed wings, added after c.1935, extend from the east and west eaves sides of the rectangular main block so that the main block is recessed approximately six inches in the rear flanked by the wings. A two-story Colonial Revival style porch, surrounded with half walls, spans the front of the main block and has square Tuscan-like battered colonettes supporting the porch's second story and the hip roof. The principal entrance for the downstairs flat is located in the central bay within the porch. There is a doorway above leading from the second story flat to the porch balcony. String stairs are attached to the west side of the main block providing the principal entrance for the upstairs flat.

Windows in the main block are one-over-one-sash. The wings are fenestrated with two-over-two sash and unique six-paned single sash that slide vertically into the wall cavity.

This house was built c. 1873 by Simeon Stone, a carpenter and son-in-law of Samuel Lapointe. Complicating the attribution of this house, "Stone" was an a American translation of the French name "Desrocher" and at times Stone would use his native-born name.[4]

11a. Garage. c. 1950. non-contributing.

A shed-roofed, two-bay garage sits in front of the Simeon Stone House where there had been a barn owned by William Duperon at the turn of the century. This novelty board sided garage sits on an asphalt foundation with an auto bay on the left and a diagonal braced vertical board walk through door on the right. This building is non-contributing due to its age.

**12. C. C. Penaird Tenement, (Root), 29 Maple St.
c. 1863. Contributing.**

The C. C. Penaird Tenement has a two-and-a-half-story, eaves front, rectangular block facing Maple Street and a two-and-a-half-story ell extending back from the east half of the block. The vernacular Greek Revival style residence sits on a brick and concrete foundation. The main block's gable roof is covered with asphalt shingles and metal, and the gable roof over the ell is sheathed with a standing rib metal roof. Ridge chimneys extend from the main block and ell. A pent-roofed, two-story porch dating from c. 1895 spans the eaves front of the building with central bay stairs leading to the principal doorway located in the central bay of the first story Secondary entrances are located in the outer bays of the ell facing east, and a second story entrance is on the back side of the ell where string stairs lead to a shed-roofed entry porch supported by brackets. Fenestration is regular and generally symmetrical on the five-by-two bay clapboard main block and five-by-one bay ell. Few of the original two-over-two double hung sash remain as many have been replaced with smaller standard sized modern windows.

The Beers Atlas indicates that this tenement was owned by C. C. Penaird in 1875, and that this location was also the site of a livery. The atlas shows that there were two attached barns extending from the rear of the residence, the middle of which was oversized and may have served as the livery. The alley that currently leads back to a court behind

17, 19/21 and 29 Maple Street probably survives from the livery. The Sanborn Maps show a progression of changes behind the tenement between 1889 and 1935 with sheds and secondary structures being torn down, moved, and new ones built. Three changes are important: By 1895 the largest barn appears to be have been replaced by smaller sheds, and at the same time a dwelling, the Corriveau House (#13), was built in the back of the tenement lot, against the steep bank of the St. Johnsbury Terrace alongside the G. Dumas House (#14). The third significant change was the addition of a four car garage that was built c. 1930. In 1885 the City Directory lists seven households living here: Cerval Blais, a teamster, and his six children; Joseph Boucher, a laborer, his wife and child; Gideon Desilets, his wife and child; Frederique Gosselin, his wife and four children; Henry Goyet, a "job man", his wife and two children; Cleophas Pinard, a farmer, his wife and two children; and Ignace Trottier, a laborer, and his wife. It is likely that 1885 City Directory name, "Cleophas Pinard" refers to the same person as the Beers Atlas designated owner, "C. C. Pinaird". The 1889 Sanborn Insurance map describes this building as a tenement making it one of the earliest ones so designated on Maple Street. (See also #15.)

12a. Sheds, c. 1930. non-contributing.

Behind the tenement in the northwest corner of the property there are a pair of rectangular, wood-framed, shed-roofed, two part utility sheds. This is the same location of a four car garage that appears on the Sanborn Insurance maps c. 1930, but it is not clear that these are the same structures referred to on the insurance map. These sheds are in poor condition and are non-contributing.

13. Corriveau House, (Corriveau), 27 Maple St. c. 1892. Contributing.

Backed against a stone retaining wall, this rectangular plan, two-and-a-half-story residence was built behind the C. C. Penaird Tenement (#12) between 1889 and 1895, directly adjacent and in close proximity to the G. Dumas House (#14). The vernacular residence has very little architectural detail and sits on a brick foundation with its gable front facing the court behind 17, 19/21 and 29 Maple Street. It is two-by-two bay with the main entrance, a half glass, two-paneled door, located in the left bay of the gable-front facade. The gable roof is covered with asphalt shingles and has a central ridge chimney. There are no cornice returns and the overhang is relatively deep. The house is covered with asphalt shingle siding and has a modern open porch/deck with a lattice

apron spanning the front. The small house is fenestrated with two-over-two sash with plain surrounds and a drip cap. Historic names associated with this house are not known; it is currently owned by Robert Corriveau.

14. G. Dumas House, (Powers), 25 Maple St. c. 1873. Contributing.

Set back behind the A. J. Willard House (#15), this vernacular Victorian style single family residence faces the court that extends behind 17, 19/21 and 29 Maple Street. The "L"-shaped clapboard house sits on a brick foundation with a one bay wide, two-story, gable front rectangular block, flanked left by a one-and-a-half-story ell. A hip-roofed, one-story porch with chamfered square posts and bracketed heads spans the main block and ell facade. The main block and ell have asphalt-shingled gable roofs with shed dormers spanning the front and back of the ell. It appears that the ell with its eaves front is the older section dating from c. 1873 and that the two-story, gable-front, rectangular block dates from c. 1885. A rectangular bay, supported by brackets, projects from the east side of the main block and may replace an octagonal bay window, appearing on Sanborn maps, that was probably original to the house. An external brick chimney rises from the junction of the bay and the main block. Fenestration is irregular and generally modern windows have replaced historic sash, but a pair of one-over-one historic sash remain on the east side. The house is built into the bank so that the brick foundation is above ground on the east side with a ground-level doorway leading to the basement.

This house appears on the 1775 Beers Atlas ascribed to G. Dumas. Gadefroi Dumas was a moulder and lived here in 1885 with his wife and five children. Napoleon Dumas, also a moulder, lived in the house at the same time. In 1775 L. Dumas owned the tenement that was located at 2 Clarks Avenue, but it is not known whether he, Napoleon and Gadefroi Dumas were related.

14a. Garage c. 1925. Contributing.

To the east of 25 Maple Street is a c. 1925 two-bay, shed-roofed, clapboard garage that sits on a concrete foundation and is cut into the bank of the St. Johnsbury Terrace. Sectional, four-paned, panel, overhead doors open into each bay, and the side walls are fenestrated with six-paned fixed sash.

15. A. J. Willard Tenement/ Double Dwelling, (Powers), 19/21 Maple St. c. 1860. Contributing.

This vernacular Victorian/ Greek Revival style tenement/ double dwelling is a large, clapboard-sided, rectangular plan, multi-family dwelling that sits on a brick and concrete foundation so that the gable-roofed, two-and-a-half-story, main block faces Maple Street with its ridge parallel to the road. A two-and-a-half-story gambrel-roofed ell extends back (north) from the ridge of the main block so that the west, court-facing side has a two-and-a-half-story, three-bay gable front, flanked on the left by the two-story three-bay long eaves side of the gambrel addition. One entrance is located on this western court-facing facade below the juncture of the two roof lines. Here, several stairs lead to a half glass door that is crowned with a Colonial Revival style, gable-roofed, arched hood supported by square brackets. The principal twin doorways, though, are located on the Maple Street facade where a c.1900 two story Queen Anne style porch with turned posts and bracketed heads is inset between two story, vinyl-sided c.1900 bay windows located in the outer bays. The entrances are located in the bays next to the bay windows and are separated by a central window. The doors are unique half-glazed doors with corbeled sills headed by a transom panel. The bottom half of the doors have two large rectangular panels at the base with three smaller panels crowned with a festoon-like relief. Fenestration of the residence is regular and generally two-over-two double-hung sash with plain surrounds and drip caps. The building is covered with an asphalt shingle roof, with a ridge chimney and an end chimney in the main block and an interior chimney in the ell.

This tenement was owned by A. J. Willard in 1875 according to the Beers Atlas. Sometime between 1875 and 1889 a series of sheds were built behind the tenement so that they stretched from the back of the building to the bank of St. Johnsbury Terrace. As a result the court behind the houses fronting Maple Street was confined to a "U"-shape formed by the C. C. Penaird Tenement and its associated sheds (#12), the Corriveau and G. Dumas Houses backed against the St. Johnsbury Terrace bank (#13 and #14) and the A. J. Willard Tenement and its sheds. In contrast, now that the sheds are demolished, the court is open to Clarks Avenue so that the feeling of "court" has been replaced with what seems to be more of an alley. In 1885 Edward Ivers, a job teamster, lived in the tenement with his wife and three children. Six other families also lived in the tenement and their names: Bedard, Carriveau, Lafond, Gerand, Lablanc and Lefevre, reflect a common French heritage. Four of the six male tennants were laborers.

The Sanborn Insurance maps suggests that until c. 1900 this tenement was divided by an internal wall that ran east/west, parallel to Maple Street at the back of the main block. At that time there had been an octagonal bay attached to the east side of the building. With the addition of the porch and the octagonal bays on the facade, c. 1900, the Sanborn map shows that a solid internal wall was added north/south, perpendicular to Maple Street dissecting the building. Beginning in 1905 the Sanborn Insurance maps refer to this residence as a double dwelling rather than a tenement.

16. Joseph Doucet House, (Pezdirtz), 17 Maple St. c. 1872. Contributing.

This long narrow clapboard dwelling, built c. 1872, has a central rectangular gable-roofed, two-story main block with a gable-roofed, "L"-shaped two-story wing extending behind and a square two-and-a-half-story, gable-roofed, high style Queen Anne front facade wing that was added c. 1903. Roofs are clad with asphalt shingles with a ridge chimney in the main block and an interior chimney on the eastern slope of the front wing. The residence sits on a brick foundation with the primary entrance located in the left bay of the two bay front within a two-story, hipped roof, Queen Anne style porch that has turned posts and carved scroll-work-bracketed heads. The entry door is a six paneled door with carved scrollwork that adds to the decorative quality of the facade. The entry porch abuts the gable front so that heavy architrave cornice returns crown the hip roof of the porch. A gable-front, octagonal bay projects from the right side of the facade with a matching heavy architrave cornice and return. Under the returns the corners of the bay are cut away so that corner scroll brackets with a central pendant make the transition from the bay to the wing's roof. There is a two-story porch on the back wing of the house inside the "L"-shape formed by the ell addition. The porch's shed roof extends from the ridge of the wing and is supported by square architrave columns with bases. The upper level of the porch is enclosed and the ground level is open. The back ell is primarily fenestrated with six-over-six sash; the middle section and front with one-over-one sash with plain surrounds.

This house appears on the 1875 Beers Atlas, but it is unclear whether L. Dumas, who owned the imposing tenement located adjacent to the east also owned this building. The City Directory reveals that in 1885 Joseph Doucet lived here with his wife and ran a boarding house. In 1904 Zotique Baril, who was employed at Fairbanks Scales, lived here with his wife and four children in addition to four other Baril s who were employed at the railroad or in the lumber industry.

At one time there was an imposing three-story tenement at the northwest corner of Maple Street and Clarks Avenue that was owned by L. Dumas in 1875. One of the earliest buildings constructed as a tenement, the structure was demolished in the 1980's and the lot, now owned by the town of St. Johnsbury, has been converted into a small park with benches.

17. J. Cyr House, (Graham and Timson), 4 Clarks Ave. c. 1870. Contributing.

Built c. 1875, this rectangular plan, three-by-two bay, two and a half-story clapboard and novelty board sided residence sits on a brick foundation with the eaves front facing the court behind 17, 19/21 and 29 Maple Street. The building is in the process of being renovated and modern siding is scheduled to be applied. The principal entrances for the first and second story flats are located in the central eaves-front bay and are accessible from a two-story, wood-shingled porch spanning the south eaves facade. An open string stair leads to the second story of the porch. Two-over-two sash have plain surrounds with drip caps. The gable roof is covered with asphalt shingles and has an interior central ridge chimney. This vernacular residence exhibits a clear and simple form with little attention to architectural embellishment.

According to the Beers Atlas the residence was owned by J. Cyr in 1875. The 1885 City Directory reveals that Joseph Cyr, a blacksmith, his wife and four children lived in the house along with Isaac Labranche, a laborer, his wife and two children. In 1899, the Miller Map attributes the building to Baher, and the St. Johnsbury City Directories state that in 1829 the house was occupied by two families: Gustin and LeBlanc; and in 1959 by Goodhue and Wright.

18. J. Cyr Garage/ House (Graham and Timson), 4 1/2 Clarks Ave. c. 1925. Contributing.

To the west of the J. Cyr House, opening onto the court behind 17, 19/21 and 29 Maple Street, is a gambrel-roofed, vernacular structure that had served as a garage for the J. Cyr House, It is currently undergoing conversion into apartment flats. The two-story novelty board sided structure is being sheathed with aluminum siding and sits on a new concrete foundation. A picture window and doorway have been cut into the first and second stories of the gambrel eaves-front facade with a balcony providing entrance to the second story flat. Modern vinyl clad

sash windows are located in the rear and east side, and the asphalt shingled roof is punctured with modern "sky light" windows. The cornice returns have been retained despite the renovation, and original front and back gable fenestration has been covered with louvered vents. This structure, along with the other residences facing the Maple Street court, is nestled back against a stone retaining wall that separates the structures from the uphill Clarks Avenue residences.

While this building has recently suffered alterations it is significant as representative of a continuing trend to convert buildings for additional dwelling space, and can be compared to the conversion of nineteenth century carriage barns into residences. (See #1, #3 and #4.)

19. James McGee House, (Barnett), 7-11 Clarks Ave. 1874-5. Contributing.

Built into a bluff with the land steeply dropping off to the east on North Avenue, this two-and-a-half-story, French Second Empire style residence has complex massing. The main square block, built in 1874-5 on a brick foundation, has a one-story, modern-sided, shed-roofed, glazed porch, added c. 1940, that spans the front and east side. Because the residence is built into a bank the basement level of the porch is exposed on the east side. An asphalt-sided, shed-roofed bay protrudes from the second story main block dormer onto the roof of the porch. Spanning the rear of the original block is a two-story, rectangular wing, also on a brick foundation, with prominent curb and dormer windows cut into the Mansard slate roof. This wing lacks the detail of the main block, but appears to have been added soon after the main block was completed, c. 1890. A shed-roofed addition that is probably contemporaneous with the c. 1940 enclosed porch extends behind this. Because of the steep pitch of the land, the two-story Mansard-roofed addition is three stories on the east side, and the shed-roofed addition that is a single story on the west side is three stories facing the back and east side. The original block has a unique Mansard roof configuration with cross-section bell cast wall dormers intersecting on a standard two pitch Mansard roof. On the front and back the dormers span the wall width; on the sides they are smaller, located slightly off center. The roof is covered with wood shingles, slate and metal. Brackets support a molded box cornice and cornice returns. Many of the original two-over-two sash remain on the main block and are uniquely framed with cap moldings and battered vertical members that flare at the base, imitating the bell cast profile of the dormers. The building is sheathed with a variety of materials. The original clapboard siding remains on the main

block and Mansard addition. Asphalt shingle siding and vinyl siding covers much of the shed-roofed additions.

This is an outstanding and novel French Second Empire design that, because of its innovative Mansard roof design and window surrounds, has considerable architectural significance. The house was built in 1873-4 by James McGee, a carpenter who continued to own the house in 1875, according to the Beers Atlas. The unfinished house was appraised by Listers at $600 in the 1874 Grand List. Between 1875 and 1885 ownership was transferred to Mary Corbet who lived there with her three children. The City Directory states that Corbet operated a boarding house, though no other residents are ascribed to that address in 1885. The Miller Map shows that Mrs. M. Corbet owned the residence in 1899. In 1928 three households lived in the house: Charles T. Lynch, David Gadley and Joseph Boucher.

20. P. P. Lonergan House, (St. Johnsbury Housing Partnerships), 8/10 Clarks Ave. c. 1878. Contributing.

Recently restored, this Victorian style two-and-a-half-story, clapboard multi-family residence sits on a brick foundation with its primary, gable-front facade facing Clarks Avenue to the northeast. The c. 1878 residence consists of a main two-by-two bay, square block with side hall plan and gable roof with interior ridge chimney, and two, rectangular, two-story wings extending behind. Between 1900 and 1905 a two-story, polygonal bay window was added to the southeast side of the main block. At the same time porches were added to the front of the main block (now removed) and southeast side of the wings. The central wing is one-by-one -bay, gable-roofed with an interior ridge chimney. It has a two-story Colonial Revival style porch, with half walls and square posts, attached to the southeast side that provides access to the central wing apartments. An open string stair leads to the second story of the porch. The end wing, two bays deep, has a hipped roof with a cross gable that faces Clarks Avenue to the southeast, and a shed roof with interior chimney that extends the wing to the back. (Clarks Avenue curves around two sides of the residence as it winds its way uphill toward Main Street.) A one-story, shed-roofed addition abuts the southwest side of the rear wing so that its side eaves wall is flush with the southwest eaves side of the middle wing. The residence is cut into a bank so that a stone retaining wall terraces the corner yard and separates the two wings on the southeast side. Consequently, the back wing facade is three and a half stories as it faces southeast Clarks Avenue. Fronting this wing is a two-story, three-bay wide Colonial Revival style porch,

with a lattice skirt, half walls and square posts supporting a slightly hipped roof. Open stairs lead from the terraced yard to a second story entrance on the porch. All roofs of the apartment building are covered with asphalt shingles and the entire structure is clapboarded. The two-over-two sash windows have plain surrounds with drip hoods. Window moldings remains where glazed sash were removed during the recent restoration so that the symmetrical rhythm of the fenestration is intact.

As a result of its location, this building is very prominent in the streetscape from lower Clarks Avenue. It was built by Peter P. Lonergan, c. 1878, who owned the house until 1880. Lonergan appears to have been a land speculator and developer in the Clarks Avenue area owning a large lot to the northeast in 1875. (See #22.) In 1881 the residence was purchased by Louis and Camille Gingrass for $225. Louis was a painter by trade and lived in the house with his wife and three children along with Isai Gingrass and his wife. Gingrass sold the building in 1887 for $1800. The porches and bay windows were added under the ownership of Napolean Gervais, who purchased the house in 1900 for $900. The Gervais family owned the house until 1977, when it was sold to Louis Bouffard. By 1928 there were at least three apartments in the building and the City Directory shows that in 1950 there were four apartments, one of which was occupied by the owner. This building is a significant representative of the structural/cultural evolution of multi-family housing in the district. The Irish immigrated to the area from Eastern Canada, c. 1850, and became landlords for the second wave of French Canadian immigrants, c. 1870. The continuous French ownership since 1881 until c. 1980 is important in indicating the French concentration typical in this residential district.

21. A. Berry House, (Bruce McDowell) 12 Clarks Ave.
c. 1860. Contributing.

This two-and-a-half-story, three-bay wide, high style Italianate residence has an "L"-shaped plan so that the west side is three bays deep and the east side is two bays with a two-story, enclosed porch filling in the open space in the "L". A gable-roofed shed wing, that was probably built at the same time as the main residence, is attached to the rear of the ell and had served as an attached barn, then garage. A shed-roofed utility shed, added c. 1898, is attached to the wing forming a "U"-shape. The clapboard residence sits on a brick foundation and has a truncated hip roof with an intersecting gable facing Clarks Avenue. The roof is covered with asphalt shingles, has two interior chimneys and small gable attic dormers cut into the east and west slopes of the roof.

Bracketed eaves with coupled brackets at the corners extend beyond the frieze and terminate with guttae. Larger brackets over windows that extend from the eaves to the top of the window cornices establish well defined fenestration units. Individual sash windows have substantial, corbeled, architrave heads and sills. Most of the original two-over-two sash remain, though the center bay, second story facade window was recently replaced with an oculus. There is a demilume window in the gable. The facade has a bay window/ porch unit that was added c. 1903, consisting of two, one-story, bay windows joined by a three-bay, central entrance porch. The Italianate style porch has bracketed eaves, posts with bracketed heads, chamfered shafts, and pedestal bases.

This is an extremely well designed Italianate style residence. The building exhibits symmetrical fenestration with outstanding trim, well designed frieze and an Italianate entrance porch ensemble. A. Berry owned the house in 1875, according to the Beers Atlas. In 1885 George Demers, who was a grocer and baker, occupied the residence with his wife and two children, along with Louis Demers, a carpenter, his wife and four children. In 1899 the Miller map ascribes the residence to J. Cloughier. The 1927 Sanborn Insurance Map indicates that the house had been divided into flats and in 1928 there were two families living in the house: Theodule Dumont, who owned the house, and Alfred Bedard. In 1959 Theodore Dumont was owner occupier of the residence and Lewis Glode also lived there.

Adjacent to the west of the A. Berry House there had been an imposing, three-story, brick veneered, French Second Empire style tenement, demolished prior to 1950, that was built by Joseph Trudell in 1866-67. The unfinished house was appraised by Listers for $400 in the 1867 Grand List Abstracts. In 1875 the Beers Atlas ascribes the building to J. Trudel, but in 1899 the Miller Map shows the structure was owned by L. Bemers. While building foundations are generally brick throughout the historic district, this tenement was one of only two brick buildings in the district. The other was a brick residence, also built by Joseph Trudell in the same style, at 24 Clarks Avenue (now demolished). (See #5 and #25.) In 1875 there was a brick kiln owned by I. A. Bagley 1/4 mile northeast of the district.

22. T. J. Tierney Double Dwelling, (Guyette), 13/15 Clarks Ave. 1891. Contributing.

This multi-family dwelling has a two-story, four-bay central block with one-by-two-bay flanking dependencies. The central block was originally three stories, but the upper story was removed when the building was

renovated in the 1980's so that now there is one flat roof plane spanning the central block and dependencies. The roof is covered with rolled strip roofing. This unadorned clapboard dwelling is built into a bank and sits on a raised brick foundation. In the renovation a modern two bay gable-roofed entry porch replaced a two-story, Queen Anne style porch. The historic two-over-two sash windows on the front and sides are intact and crowned with simple drip moldings, but the rear sash and surrounds have been replaced with modern sash. While much of the detail has been lost, the formal symmetry in massing and fenestration is still legible.

This double dwelling was built in 1891 by T. J. Tierney and was apparently finer than many of the multi-family dwellings that were built in the late 1800's as it was valued at $3000 when appraised by Listers in 1892. Tierney was employed by the Fairbanks Scales as a letterer, where he hand painted the lettering on the scales. His son later became a physician, purchasing and residing in the Fitzgerald House (#25).

T. J. Tierney also built a five-family frame tenement adjacent to the northwest of the double dwelling on land that was owned by P. Lonergan on the Beers Atlas of 1875. The structure was built in 1906 by Joe Brenel for Tierney, and was valued at $3000 on the 1907 Grand List Abstracts. It was demolished c. 1975 and the lot remains vacant. There is a stone retaining wall against the west boundary that supports the bank of Clarks Avenue as it curves and ascends the hill toward Main Street.

23. E. Hevey House, (E. Hevey), 18 Clarks Ave. c.1950. non-contributing.

This single story, rectangular dwelling sits back away from Clarks Avenue as the road curves north, uphill toward Main Street. Smaller in scale than the other houses in the district, the two-by-three bay, vinyl sided house sits on a concrete foundation with its gable front facing a long drive leading from Clarks Avenue. The principal entrance is located on the north eaves side of the house. A glazed enclosed porch with a shed roof is attached to the front left half of the house with vertical board half walls. The right hand bay of the facade is fenestrated with a pair of picture windows matching those found on the south wall toward the front of the residence. The rear half of the house is fenestrated with modern, elevated double hung sash.

This house is non-contributing due to its age. It replaces an earlier structure that appears on the 1927 Sanborn Insurance map as a one-story, ell plan frame residence with a one-story porch on the east facade.

23a. Shed, c. 1960. non-contributing.

This small, shed-roofed utility structure is non-contributing due to its age.

24. McDonald, John and Mary House, (Desrochers), 20 Clarks Ave. 1873-4. Contributing.

Set back from Clarks Avenue, the Italianate style John McDonald House sits alongside the P. Fitzgerald House (#25) on the lip of the upper St. Johnsbury terrace looking out over the Passumpsic River Valley. Fronting the house is a stone retaining wall and a long flight of stairs leading up from Clarks Avenue. The "L"-plan, gable-front, clapboard structure has a two-story, gable-roofed ell extending south from the two-and-a-half-story main block. A three-story, flat-roofed addition, with three-story porch, was added to the front of the ell c. 1923, set back from the main gable-front block, so that the "L"-shape is maintained. The house and ell sit on a brick foundation, and the principal entrance, a double arched sash/ panel door, is located in the side bay of the gable front. A one-story, three-by-one-bay, Italianate/ style porch stretches across the facade with square posts that have dosseret-like heads, chamfered shafts, and pedestal bases. The arcuated porch bays have centrally located pendants. Continuous shed dormers have been added to the eaves length of the steeply pitched main block roof, so that the architrave cornice continues from the south side dormer to the three-story ell addition. The main block has bracketed horizontal eaves and returns; no brackets support the raking cornice, but a single bracket is located at the peak of the gable front. The gable-front raking frieze is adorned with slotted pierce work. Architrave hoods crown two-over-two sash throughout the main block and ell. A parapet-front single bay garage is attached to the southwest corner of the ell.

This residence is prominently located on the lip of the St. Johnsbury Terrace and was built in 1873-4 by John and Mary McDonald on a lot that had been purchased from B. B. Clark (see #31). The Beers Atlas indicates that in 1875 J. McDonald continued to own the house, but in 1899 the Miller Map ascribes ownership to D. Carpenter. The ell was expanded to support apartments in c. 1923, and by 1959 there were at least four families residing in the building. The same massing, and general dispo-

sition of features and expression of materials can be seen in the adjacent property, the P. Fitzgerald House (#25). The John and Mary McDonald House is well maintained and is a significant example of the physical changes private residences acquired in their transformation into multi-family housing.

25. P. Fitzgerald House, (Tierney and Cordeau), 22 Clarks Ave. 1874. Contributing.

The P. Fitzgerald House is perched overlooking the valley, adjacent to the John and Mary McDonald House (#24). Fronting the property is an impressive stone retaining wall separating the property from Clarks Avenue. Built in 1874, this two-and-a-half-story, gable front residence is rectangular in plan with a two-by-two-bay main block and a one-by-three bay, gable-roofed wing with a shed-roofed, two-bay garage extending from the rear of the wing. The clapboard main block and ell sit on a brick foundation, and the novelty board sided garage is on a concrete foundation. The gable roofs are covered with asphalt shingles and both the main block and wing have interior ridge chimneys. This Italianate style residence has coupled brackets supporting eaves and cornice returns on the main block and a molded cornice on the wing. The fenestration is symmetrical and crowned with architrave cornices. A gable front window has a round head with a gable hood. The rear gable end of the main block has a diagonal sash, parallel to the pitch of the ell roof. The principal doorway is located in the side bay of the gable front and is flanked by three quarter length sidelights. A three-by-one bay, wood-shingled half wall porch stretches across the facade and has a shed roof with a gable marking the entrance bay. The porch roof is supported by coupled Tuscan colonettes.

This house was built for P. Fitzgerald in 1874 on land that Fitzgerald had purchased from B. B. Clark (see #31). The 1885 City Directory states that Patrick Fitzgerald was a blacksmith by trade and lived in the house with his wife and child along with John Ryan, a carriage manufacturer and his child. In 1899 Fitzgerald continued to own the house according to the Miller Map. In the mid-twentieth century J. P. Tierney, a physician, and son of T. J. Tierney (#22) purchased the house and lived here with his family. The residence remains in the Tierney family representing three generations of Tierneys living in the district. Similar massing and general disposition of features and expression of materials can be seen in the adjacent property (#24), though the scale of the P. Fitzgerald house is slightly larger. This house is an architecturally significant example of vernacular Italianate design.

To the north of the P. Fitzgerald House there had been an imposing three-story brick veneered French Second Empire style double dwelling that was owned by Joseph Trudell in 1875. Trudell was employed by the Connecticut and Passumpsic River Railroad and reportedly was responsible for encouraging French Canadians to emigrate to St. Johnsbury and work on the railroad. Trudell built another brick veneered workers tenement in 1867-8 that was located on Clarks Avenue west of the A. Berry House. (See #21.) He built another brick, four-tenement building in 1868 that was located at the top of Hastings Hill, one quarter mile northwest, and one on the south side of Maple Street near Main Street. (See #5.) Many French families lived in this tenement and the local newspaper reported that conditions were not the best following a fire at the end of the 1800's. Sometime after 1960 this brick building was demolished and the lot is now open space.

26. Edward Lynch House, (Collins), 25/27 Clarks Ave. 1876. Contributing.

This rectangular plan, four-by-two bay, Italianate style eaves front residence sits on a brick foundation and has an asphalt shingle-covered, gable roof with two shed-roofed, wood shingle dormers in the front and back. Two interior chimneys rise from the ridge on the same vertical plane as the dormers. The house is sheathed with clapboards and has an open Queen Anne style porch spanning the facade with turned posts, balusters and valance spindles. Twin doorways are located in the central eaves-front bays flanked by a pair of sash windows. Fenestration is symmetrical and the two-over-two sash and doors have plain, wide surrounds with architrave cornices. There are paired windows in the gables. Coupled brackets support a deep raking and horizontal eaves and returns.

This house was built by Edward Lynch in 1876 on a lot that he had purchased from B. B. Clark (see #31). Lynch, a laborer, lived here with his wife in 1885. Besides the Lynch's, others living in the house in 1885 were Mrs. Benton, F. F. Kendall, his wife and four children and W. H. Plumley, a laborer. The 1899 Miller Map ascribes ownership to Mrs. E. Lynch. In 1904 the house was owned by John Lynch who added the Queen Anne porch and may have converted the residence into a duplex. The house is similar in plan and massing to the H. H. Carr House (#27) adjacent to the north.

27. H. H. Carr House, (Vojta), 33 Clarks Ave. c. 1886. Contributing.

This two-and-a-half-story vernacular house is "L"-shaped in plan, three-by-two bays, with a steeply pitched gable roof with box eaves and cornice returns. A double window shed dormer is located over the central bay of the eaves front and there are two interior chimneys: one a ridge chimney, and the other is located on the back slope of the asphalt shingled roof. Extending to the east of the main block is a diminished two-and-a-half-story wing with a single story, shed-roofed, enclosed porch attached to the front of the wing, so that the front of the porch is on the same plane as the facade of the main block. A shed-roofed lean-to is attached to the back of the wing. The house and wing sit on a brick foundation and are sheathed with wide asphalt shingle siding. The principal doorway is located in the central eaves front bay of the main block and is covered by a small gable roof arched entry hood supported by brackets. A small pedimented entry hood covers the secondary entrance located at the front of the east wing porch. The fenestration is symmetrical with predominantly one-over-one sash with simple surrounds and a drip hood. The windows located in the gable ends have rounded heads.

This house was built sometime between 1885 and 1889. It is possible that Edward Lynch, who owned the adjoining house may have been the original owner of this house as well, as he was assessed for "Addition of new house unfinished, $400" in the 1885 Grand List Abstracts. The Miller Map ascribes the house to H. H. Carr in 1899. The house is similar in plan and massing to the Edward Lynch House (#26) adjacent to the south, but lacks much of the Italianate ornamentation. In contrast the lines of the H. H. Carr House are simplified with a steeper roof pitch, box eaves, and simple round head gable windows.

28. Tomat House, (Tomat), 5 Idlewood Terrace. 1938. Contributing.

Built into the crest of the St. Johnsbury terrace in 1938, this one-and-a-half-story, single family residence commands a striking view overlooking the Passumpsic River Valley. This simple Tudor Cottage Revival style house has a rectangular plan and sits on a concrete foundation and has an asphalt shingle covered gable roof with the eaves facing Idlewood Terrace to the west and an eaves front, gable-roofed dependency extending to the south. The principal characteristic of this house is informal asymmetry. A steeply-sloped, gable-roofed, entry pavilion with an elongated left side roof slope projects left of center from the eaves

front main block with a round head door located on the right side of the pavilion and a small window flanking the left. An interior oversize brick and stone chimney rises from the left slope of the pavilion roof. Brick and stone cover the left side facade of the main block and the bottom two thirds of the central pavilion. The pavilion gable is covered with round-edged vertical board. The expressive texture of the pavilion and left facade is in contrast to the smoothness of the remainder of the house that is sheathed with asbestos board siding, except for all gables that are covered with vertical flush board. To the right of the entry pavilion the gable roof flares in a bellcast profile. The front facade roof is punctured with gable dormers: a single sash dormer to the left and double sash dormer to the right. This configuration matches the irregular bay width on the first story facade where the left bay has a double-hung, six-over-one sash and the right is articulated with a large "picture" window flanked by double-hung sash. In the rear, the roof is abridged with a central shed dormer containing two six-over-one sash. The ground is terraced away from the house and drops off steeply behind the northern half. There is a two-story shed-roofed porch attached to the northernmost bay. This is enclosed at the ground level and open at the basement level. The gable sides are asymmetrically articulated with predominantly six-over-one sash. Two "picture" windows on the north gable end are crowned with leaded, lozenge-patterned transoms, and one is enclosed in a one-story gable-roofed projecting bay. This house is similar in plan and design to the Vojta House (#29). Historic names associated with this house are not known; it is presently owned by Ralph and Susan Tomat.

28a. Garage. c. 1938. Contributing.

The garage for the Tomat House is located at the southernmost corner of the property at the greatest possible distance away from the residence so that, except for the same building material and color as the main house, it appears to be more closely associated with the H. H. Carr House (#27). Like the house, the gable-roofed garage is covered with asbestos board siding, and the gable has flush vertical board with rounded ends. There are two sash windows on the eaves sides, and the double bay garage has paneled sectional overhead garage doors.

29. Vojta House, (Vojta), 2 Idlewood Terrace. c. 1940. Contributing.

The Vojta House is similar to the Tomat House (#28), but in contrast, this house sits on the plateau away from the St. Johnsbury Terrace and

does not have the dramatic vista of the other residence. Also, this house is not so expressive, lacking some of the Tudor Revival style detail and the emphasis on informal asymmetry that was so prominent in the Tomat House. Some of the loss may have been the result of covering the residence with contemporary vinyl siding, but some is attributable to its original vernacular interpretation. Built c. 1940, this one-and-a-half-story, vinyl-sided, single family residence has a rectangular plan and sits on a concrete foundation. Asphalt shingles cover its gable roof with the eaves facing Idlewood Terrace to the south as the road curves around two sides of the house. A central, projecting, steeply-sloped gable-roofed pavilion with an elongated left side projects from the eaves front of the main block. The doorway is centered in the pavilion and crowned with a pedimented gable hood supported by contemporary turned posts that rise from a small porch attached to the pavilion. An oversize brick and stone chimney rises from the foundation, left of the pavilion. To the right of the entry pavilion the eaves front, gable roof flares in a bellcast profile above an attached garage. In the rear, the roof is abridged with a central shed dormer containing twin six-over-one sash. There is a second doorway at the east gable end with a raised wood patio entry. The west gable end is fenestrated with six-over-one sash and has an octagonal bay window in the front bay. Historic names associated with this house are not known; it is presently owned by John and Helen Vojta.

30. Kinney House, (Kinney), 32 Clarks Ave. c. 1903. Contributing.

Set back behind the Deacon John Clark House, this square plan, one-and-a-half-story, late Queen Anne style residence sits on a raised brick foundation and has a complex roof configuration with an asphalt shingle covered hip roof and intersecting gables extending to the north and east. A shed dormer is located in the central bay of the back (west) side, and there is a central chimney rising from the ridge. The principal entrance is located on the east facade in a wrap-around, one-story, open porch that stretches around the north and east facades between the projecting gable bay on the north side and a one-story, pent-roofed octagonal window bay on the east side. The Queen Anne style porch has a hipped roof and pediment with a lunette tympanum over the entrance bay. The supporting posts are turned with square bracketed heads and sit on the porch's half wall. At the back of the house there is a hipped roof porch that spans the length of the house. Half is enclosed, and half is open matching the front porch in detail, though here the apron is pierce worked in a slotted pattern compared to the front's solid apron. A gable-roofed bulkhead attached to the enclosed portion

of the porch provides access to the basement. The cornice surrounding this house is unusual, molded in a shallow cavetto profile and supported by consoles at the gable ends. The texture and much of the ornamentation of this house was unfortunately lost when the original wood shingles were covered with vinyl siding c. 1980. Prior to siding the walls were articulated with a lintel level belt course between stories and an imbricated shingle pattern in the gables. Historic names associated with this house are not known; it is presently owned by Gwen Kinney.

30a. Garage. c. 1925. Contributing.

A small, single bay, novelty board garage sits back (south) on the rear lot line on a concrete foundation. Its truncated hip roof is covered with asphalt shingles. Double vertical board doors open into the single bay. The door and pair of two-over-two sash on the side walls have plain surrounds, and the windows have drip caps. This garage may have been a mail order variety.

30b. Shed. c. 1903. Contributing.

Sitting behind the house to the west is an "L"-shaped clapboard shed that had been associated with the barn (#32) located behind the F. F. Fletcher House (entered on the National Register of Historic Places May 28, 1975 as part of the St. Johnsbury Main Street Historic District, #11). The shed was built between 1900 and 1905 and sat against the east side of the barn. It appears to have served as a double outhouse and utility shed, but was recently moved approximately fifteen feet to the east to serve as a utility shed for the Kinney House. Despite having been moved, this structure is significant as representative of the type of outbuildings that would have been found throughout the district, though few survive.

31. Deacon John Clark House, (Lyons), 34 Clarks Ave. c. 1805. Contributing.

Built in c. 1805, this Federal Style cape has an elongated attached plan that stretches along Clarks Avenue with the ridge parallel to road. When built, this house was associated with and set back from Main Street, and like most of the other houses on that street dating from the early 1800's, the Clark house was oriented toward Main Street with its gable end. (See the St. Johnsbury Main Street Historic District, placed

on the National Register of Historic Places May 28, 1975.) The one-and-a-half-story main block sits on a stone foundation and has an asphalt shingle covered gable roof with a large central chimney. Eaves are close to the clapboard walls. The principal doorway, flanked by three quarter length sidelights and crowned with a fan light, is located in the easternmost bay of the three bay Clarks Avenue eaves-front facade. The entrance is protected by a gabled entry porch with square posts. The center and right hand bays contain twelve-over-twelve sash. The gable end has a secondary doorway facing Main Street with one twelve-over-twelve sash in the left bay and two, two-over-two sash on the right. There is a also a two-over-two double hung sash on the second floor gable end. All windows on the Clarks Avenue facade and Main Street side are flanked with louvered shutters. The back of the main block is unadorned with unsymmetrical fenestration. A shed dormer has been added to the easternmost bay in the back. A long wing with a summer kitchen and shed that was converted to a two car garage, extends parallel to Clarks Avenue to the east. This wing sits on concrete and stone foundations. A doorway with a gabled entry hood supported by brackets leads into the summer kitchen of the wing closest to the main block. To the right of the doorway is a twelve-over-twelve sash window, and rising from the gable roof of the summer kitchen is an interior chimney. The wing had extended further to the east, where there was formerly an attached barn, but was shortened c. 1940.

The Clark House was built c. 1805 by Deacon John Clark. Edward T. Fairbanks, in his 1914 history of the town, states that: "Sometime after 1800 John and Luther Clark built the two small dwelling houses still standing on either side of the T. C. Fletcher property, and their store and horse sheds were spread along the street between." (See the St. Johnsbury Main Street Historic District National Register Nomination, entered on the register May 28,1975, #15.) Benjamin Clark, son of John Clark, lived in the house in the mid 1800's and sold much of the land to the south of the Clark residence as building lots. Benjamin Clark was a painter by trade. Clarks Avenue, named for the Clark family, appears "Clark's Avenue" on early maps. The Clark family resided in this house until the mid-1930's.

32. F. F. Fletcher Carriage Barn, (R.and L Pollack), 101 Main St. c. 1875. Contributing.

This large rectangular carriage barn sits at the rear lot line of the F. F. Fletcher House (entered on the the National Register of Historic Places May 28, 1975, as part of the St. Johnsbury Main Street Historic District, #12). The two-story structure, which was probably built c.

1875 at the same time as the F. F. Fletcher House, sits on wood sills with its gable front facing Main Street (west). A steeply pitched gable roof, with a wide overhang, plain cornice and frieze, is covered with octagonal shaped asphalt shingles. The facade of the clapboard barn is proportionately articulated with a pair of hinged, vertical board barn doors, two six-over-six sash on the second story and a single six-over-six sash in the gable. Vertical-board, walk-through doors, six-over-six sash, and several smaller square utility openings irregularly fenestrate the other three walls. Some of the original sash have been removed and openings boarded over; many of the remaining panes are broken. Windows and doors have wide plain surrounds; the windows are crowned with architrave hoods.

This carriage barn is significant in that its original function and form, including intact horse stalls, are retained, while many other carriage barns in the district were converted to residences in the late nineteenth century. (See #1, #3, #4.) Comparison of the 1875 Beers Atlas and the 1889 Sanborn Insurance Map suggests that in this fourteen year period either the F. F. Fletcher Carriage Barn was rotated, changing its orientation from eaves front to gable front, or that this structure is newer replacing the barn that appears in the 1875 map. The structure is currently used as a garage.

NOTES:

[1]Rose Vermette, St. Johnsbury VT., Interview by Ann S. Cousins, Richmond VT. October 23, 1991.

[2]Ibid.

[3]Ibid.

[4]Ibid.

8. Statement of Significance

Applicable National Register Criteria
(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- [X] **A** Property is associated with events that have made a significant contribution to the broad patterns of our history.
- [ ] **B** Property is associated with the lives of persons significant in our past.
- [X] **C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- [ ] **D** Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations
(Mark "x" in all the boxes that apply.)

Property is:

- [ ] **A** owned by a religious institution or used for religious purposes.
- [ ] **B** removed from its original location.
- [ ] **C** a birthplace or grave.
- [ ] **D** a cemetery.
- [ ] **E** a reconstructed building, object, or structure.
- [ ] **F** a commemorative property.
- [ ] **G** less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance
(Enter categories from instructions)

Architecture
Social History

Period of Significance

c.1805 - 1943

Significant Dates

1850
1869

Significant Person
(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Carpenter, Horace
LaPointe, Samuel

Narrative Statement of Significance
(Explain the significance of the property on one or more continuation sheets.)

(see continuation sheet)

9. Major Bibliographical References

Bibilography
(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

- [ ] preliminary determination of individual listing (36 CFR 67) has been requested
- [ ] previously listed in the National Register
- [ ] previously determined eligible by the National Register
- [ ] designated a National Historic Landmark
- [ ] recorded by Historic American Buildings Survey # _____
- [ ] recorded by Historic American Engineering Record # _____

Primary location of additional data:

- [X] State Historic Preservation Office
- [ ] Other State agency
- [ ] Federal agency
- [ ] Local government
- [ ] University
- [ ] Other

Name of repository:

_____

Maple Street/Clarks Avenue Historic District
Name of Property

Caledonia County, Vermont
County and State

10. Geographical Data

Acreage of Property approx. 6 acres

UTM References
(Place additional UTM references on a continuation sheet.)

	Zone	Easting	Northing
1	18	737460	4922940
2	18	737490	4922660
3	18	737270	4922760
4	18	737370	4922970

☐ See continuation sheet

Verbal Boundary Description
(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification
(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Deborah Noble and Ann Cousins

organization Deborah Noble Associates date November 1991; January 1994

street & number P.O. Box 106 telephone (802) 695-2507

city or town Concord state Vermont zip code 05824

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

Representative **black and white photographs** of the property.

Additional items
(Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of SHPO or FPO.)

name Multiple (see continuation sheet)

street & number _____ telephone _____

city or town _____ state _____ zip code _____

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 *et seq.*).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

The Maple Street/Clarks Avenue Historic District, a residential neighborhood significant from c. 1850-1941, is part of a multiple property submission nominated under the historic context "The Historic and Architectural Resources of St. Johnsbury, Vermont" as an example of the "residential historic district" property type. It is significant in local social history due to its association with the convergence of both East Canadian (Irish) and French Canadian Catholic immigrant workers and their families in multiple family housing in St. Johnsbury, primarily due to the two phases of railroad construction in 1850 and 1869-1877 and the prospering Fairbanks Scale Works. The concentration of occupants of French Canadian extraction continues to be reflected in the district, located in close proximity to the present and former locations of several Catholic Churches and parochial schools built by the early residents. The specialized arrangement of housing in courts and alleys and in close proximity to each other differs from other districts of town and illustrates social customs specifically associated with the immigrants. The significant architectural styles and types reflected by the district represent the period of historic development of the town concentrated during the last quarter of the 19th century, especially the practice of constructing multi-family/tenement housing for investment purposes. Consequently, the district has several good examples of the property type "multi-family housing."

Several buildings that have been moved from their original locations retain their architectural significance and illustrate important past building practices in St. Johnsbury.

The Maple Street/Clarks Avenue Historic District clearly meets the requirements for the property type "residential historic district". Changes and alterations made since the historic period, including alterations to buildings, new construction, and demolition, do not visually overwhelm the traditional dwellings or their interrelationships to the point where the historic district cannot be understood. The district retains its residential character with no intrusions of building types with other functions.

The residential buildings reflect, through the accumulation of additions and alterations in later styles, the transitions represented in the social history of the district and town. According to the social practices of the immigrants, a large number of these dwellings began as crowded single family homes that housed many unrelated families sharing the kitchen and sanitary facilities of one dwelling. Many of these were later "officially" physically converted to multi-family housing as apartments, flats or double houses with separate utilities. Other buildings, usually with Queen Anne/Colonial Revival style details, were constructed specifically as "tenements" by investors who were often former thrifty immigrants who had moved up in the local social order and were expanding their investments as landlords/developers. As the 20th century brought physical and sanitary improvements, and increased financial stability which raised the living conditions of those in the district, the heritage of the residents of the district became somewhat more diversified, although it retained its concentration of French Canadian inhabitants. A large number of the 20th century French

Canadian inhabitants immigrated as late as c. 1905[1]. The fluctuations and waves in immigration reflecting the general economic climate of the town are described in more detail in the multiple property submission. The construction of Frost Avenue and Idlewood Terrace at the top of the hill in the district (west end) reflects the relative higher social status the district had attained during the 20th century, after the immigrants from the turn of the century had become absorbed into the social culture of St. Johnsbury.

The streets delineating the district were constructed on land originally associated with two cape dwellings built on Main Street at the turn of the 19th century by Luther and John Clark (#15 in the St. Johnsbury Main St. Historic District - entered on the Register May 28, 1975, and #31 in this district). At the time of the construction of Maple Street in 1850, the lower portions of the district (eastern portion) were owned by developers Andrews and Bancroft, whose holdings included land to the Passumpsic River on the east and to Eastern Ave. on the south. The first dwelling evident on Maple Street (#5 in the district) was built c.1852 by Solomon Andrews, who had sold the property to P. Hardy by 1858. Clarks Avenue was developed between 1863-1871 as a subdivision targeted to provide for the growing housing demand by the wave of primarily French Canadian immigrants.

Data from town Directories and the US Census reveals that the Maple Street/Clarks Avenue historic district epitomizes the social implications of immigration in St. Johnsbury. The first wave of immigration occurred c. 1850, stimulated by the construction of the Connecticut and Passumpsic Rivers Railroad (north-south). In the Census of 1860, whole families with young children and servants from Ireland and/or "Canada East" joined other immigrant families in occupying the same dwelling and working first for the railroad and later for the "scale shop" (Fairbanks Scale). As construction began on the Portland and Ogdensburg Railroad line in the late 1860's, French Canadian immigrants dominated the new immigrant work force. The Maple Street/Clarks Avenue Historic District was developed from c. 1850 by Irish and French Canadian immigrants for housing very often for themselves with additional rental units or additional live-in families/boarders to supplement their income. Multi-family housing units, "tenements", were also constructed for investment purposes by absentee owners.

Census data reveals the social practices at the time commonly included several families and sometimes unrelated single persons occupying the same home and sharing facilities, an interesting fact considering that many of these homes appear to be single family residences. Some of these later underwent alterations to construct separate dwelling units. The P.P. Lonergan House (10 Clarks Ave., #20 in the district) serves as a typical example of the trends in the district, with the earlier Irish or French immigrants becoming developers of additional housing for more recent immigrant workers. The house was built c. 1878 by Irish land speculator and developer, Peter P. Lonergan, who sold the house in 1881 to Louis and Camille Gingrass. Louis and his wife lived in the house with their

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[1] US Census, 1910.

three children and Isai Gingrass and his wife. After several other French Canadian owners, Napoleon Gervais purchased the house in 1900, adding porches and a bay window and probably altering the structure to contain apartments.[2] The Census of 1910 reveals that Napoleon Gervais immigrated to the United States in 1888, owned the house free and clear, was a blacksmith in the scale shop, and could not read or write but could speak English. His wife immigrated in 1893, could read and write, but only spoke French. They had four children who were born in Vermont. Living in the same house was Delphis Rousseau who worked in the scale shop and immigrated in 1906, Barth Lamontagne, a barber shop owner who immigrated in 1888, his wife and 2 children, and Edgar Veilleux, a stone cutter who immigrated in 1889, his wife and five children. The Gervais family owned the house until 1977. The 1950 Directory shows that there were four apartments in the building at that time.

The eastern end of the district on Maple Street exhibits a building practice of small, closely related houses forming courts that is peculiar to areas of St. Johnsbury where French Canadian immigrants were concentrated, specifically : Maple Street, Elm Street, and behind Main St./Eastern Avenue. The Samuel Lapointe House (35 Maple St., #9 in the district), William Duperon House (33 Maple St., #10 in the district), and the Simeon Stone House (31 Maple St., #11 in the district), are examples of houses built by families who apparently moved from Quebec in the 1860's[3] and maintained the extended family relationship by building in close proximity. The Lapointe House (#9) faces east towards the "alley" leading to the court formed by the Duperon House (#10) and the Stone House (#11) and their related outbuildings. The 1880 US Census reveals that Samuel Lapointe was a common laborer who had a wife and 6 children (1 adopted) at home. Simeon Stone (originally Desrocher) was his son-in-law who had a wife and son and worked in the scale shop. William Duperon, Lapointe's cousin, a teamster with a wife and son, shared a house with Lewis Jocke (originally Louis Jacques), a laborer, his wife and 2 children. Again, as evidenced in the social history of the Lonergan House on Clarks Avenue, rather small living quarters were shared with unrelated families in informal multiple family housing. Similar social customs reflected in living quarters and conditions continue to be evident in the US Census of 1910. The elderly Lapointe couple were living in the same house with George, a gardener, and Josephine Cote, their son-in-law and daughter. Mrs. Lapointe had changed her name from Archange to Alice and there was a granddaughter, and young adopted daughter as well as an elderly boarder, William Peck, living in the same household. William Duperon had moved to the former Stone house (#10) with his wife and 3 children. Duperon's house (#11) was owned and occupied by the Goyette family (George was a teamster), with Beatrice Odette, a young boarder 9 years of age, and Louis Viamette (may be Vermette- handwriting is unclear), a house painter, his wife and 3 children also renting. The Duperon

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[2] Sanborn Insurance Maps show improvements in 1905, although it was not officially noted as several dwelling units (D) until c.1920.

[3] US Census, 1910. Duperon apparently came to the United States first in 1863, with Lapointe following in 1868. Stone is not evident at these addresses.

House (#11) appears to have been altered c. 1920 with the renovation of a former barn as a wing and the addition of another wing.[4] These homes continue to be occupied by descendants of the original owners. Similar alley/court arrangements occur just to the east with the Corriveau House (#13 in the district) and the Dumas House (#14 in the district). These latter homes may be related in French Canadian immigrant occupancy/ownership to houses on Clarks Ave. as well as to Maple Street.

The practice of constructing tenement houses for multiple family occupancy was evident during the beginning of the 19th century on Main Street[5] and is described in more detail in the multiple property submission of which this is a part. One of the first officially designated tenements in the Maple Street/Clarks Avenue district appears to be #12, the C.C. Penaird Tenement at 29 Maple Street.[6] The 1885 directory lists seven families living there, all with names of French extraction. However, several buildings specifically built as tenements on Clarks Avenue have better documentation, although only one remains standing. T.J. Tierney built #22 as a double dwelling in 1891, which corresponds to the time period when large multiple family buildings began to proliferate in the town. Apparently geared to be finer than many other dwellings in the area, it was highly valued at $3000 on the 1892 Grand List Abstracts. Tierney also built a 5 family, frame tenement adjacent to #22 in 1906, similarly valued at $3000 on the 1907 Grand List and demolished c. 1975. These two joined many earlier buildings that had served informally as tenements and were formerly converted to tenements or double dwellings during this era until c. 1925: #5, #12, #15, a demolished building east of #16, demolished buildings adjacent to #21 and #25 (both built by Joseph Trudell), and #26.

The crowded, sometimes unsanitary living conditions of the district were often the subject of newspaper commentary by the St. Johnsbury Caledonian, which tended toward the White, Anglo-Saxon, Protestant point of view. After a fire on Clark's Avenue in April of 1885, it was reported that there were 11 families of French and Irish descent living in a small house, indicating how undesireably the "other half" lived.[7] Another reference to the district described health problems and the neighborhood as a place where cholera was likely to begin.

The Maple Street/Clarks Avenue Historic District is significant architecturally in the context of the practical art of designing and constructing buildings to serve human needs rather than as examples of high style compositions by masters.

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[4] Sanborn Insurance Maps.

[5] Claire Dunne Johnson, "I See By The Paper": And Informal History of St. Johnsbury, (St. Johnsbury: Cowles Press, 1987), Vol. I, p. 22.

[6] The Sanborn Insurance Map of 1889 designates this as a tenement, rather than a dwelling, as the other buildings in the district are termed.

[7] Johnson, Op. Cit., P. 114.

As described above, the majority of residences exhibit a mix of styles indicating their evolution as informal/formal multiple family housing according to the needs and social customs of the district's inhabitants. Several of the houses, however, do deserve to be recognized as outstanding in architectural style. The Federal entrance surround of the original Deacon John Clark House (#31 in the district) is unique in the district. The A. Berry House (12 Clarks Ave., #21 in the district) is a fine example of a hip roofed, 2-1/2 story high style Italianate residence which also provides physical testimony of its evolution from an "unofficial" multiple family residence to its official conversion into flats in the early 20th century. The John McDonald House (#24 in the district) and the P. Fitzgerald House (#25 in the district) share a fine outlook over the Passumpsic River Valley to the east from the edge of the upper St. Johnsbury Terrace and feature similar Italianate style details on their 2-1/2 story main blocks. The Cherry House of c. 1903 (#2) retains much of its original Queen Anne/Colonial Revival style detail and the Tomat House (#28) is a unique example of architectural interpretations prevalent c. 1935. Several houses are converted carriage barns: #1,#3,#4,and #18, with #4 moved east - back from the Boynton House on Main St. when it was converted in 1889. Architects and builders named at the beginning of Section 8 are mentioned in individual building descriptions and statements of significance contained in Section 7 of the nomination.

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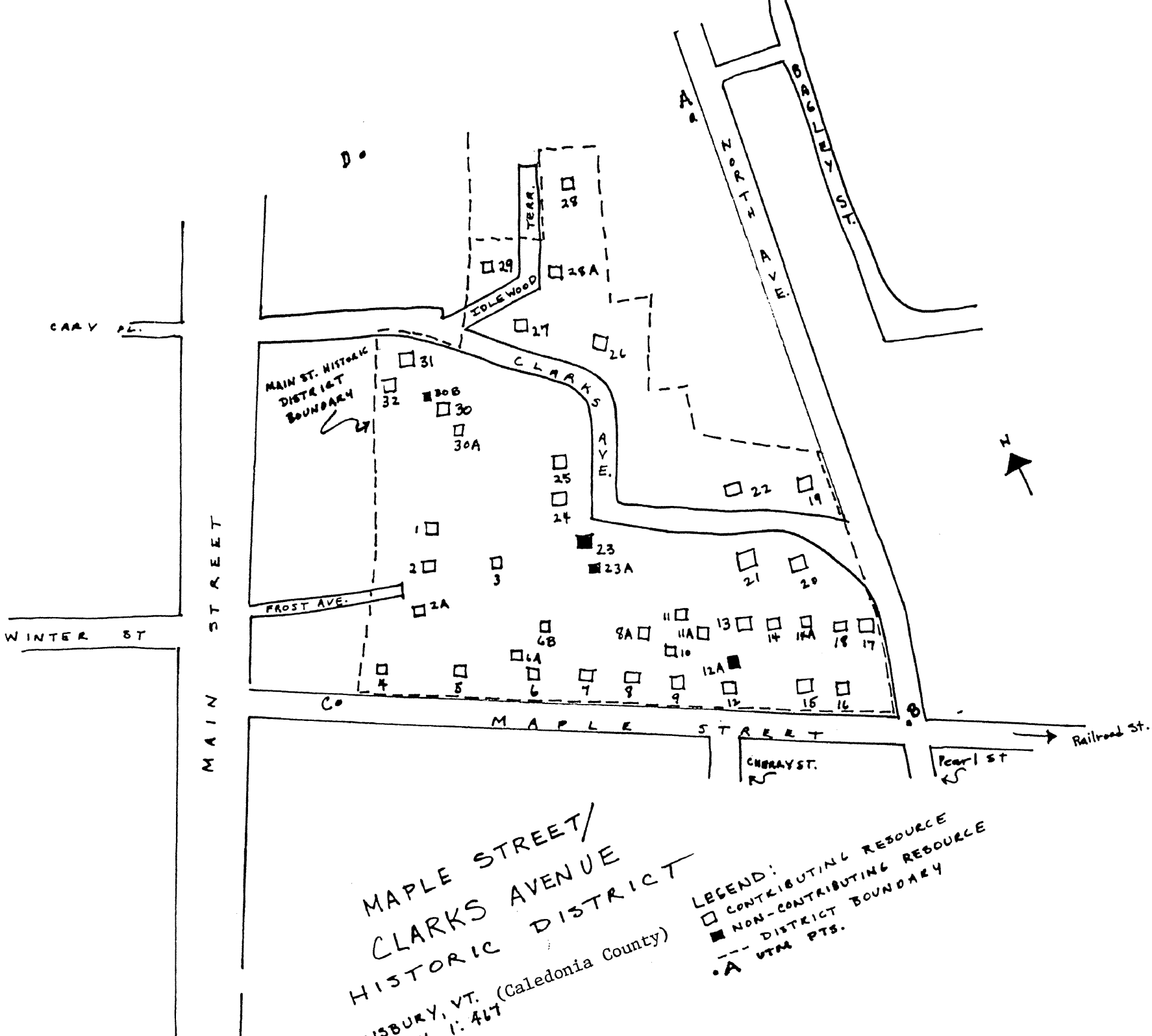
VERBAL BOUNDARY DESCRIPTION

The boundary of the Maple Street/Clarks Avenue Historic District is shown as the dotted line on the accompanying sketch map. It follows the lot lines of the following lots on local tax map 23: section 03: 53, 55-57, 87-88; section 05: 1, 3-11, 14-24, and 27-32. A portion (approximately .12 acres) of lot 1, section 03 lies west of the boundary in the St. Johnsbury Main St. Historic District. The district boundaries include portions of Clarks Ave., Idlewood Terr., and Frost Ave. The boundary follows the north curb line of Maple Street, a portion of the east curb line of Idlewood Terr. and the west curb line of lower Clarks Ave., crossing Clarks Ave. in a southerly continuation of the curb line of lot #88, section 03 until its point of intersection with lot 27, section 05. The western boundary is that of the St. Johnsbury Main St. Historic District.

BOUNDARY JUSTIFICATION

The boundary for the Maple Street/Clarks Avenue Historic District includes the entire city lots that have historically been associated with the various properties in the district. The exception is #32 in the district, which is an outbuilding associated with a resource in the Main St. Historic District, but not included in the boundary of that district. The portion of Maple Street/Clarks Avenue encompassed by the district boundaries retain similar historical/developmental features which distinguish it from other neighborhoods in the vicinity.


MAPLE STREET/
CLARKS AVENUE
HISTORIC DISTRICT
(Caledonia County)
LEGEND:
CONTRIBUTING RESOURCE
NON-CONTRIBUTING RESOURCE
DISTRICT BOUNDARY
UTM PTS.
MAIN ST. HISTORIC DISTRICT BOUNDARY
MAIN STREET
WINTER ST
CARY PL.
FROST AVE.
IDLEWOOD TERR.
CLARKS AVE.
NORTH AVE.
BAGLEY ST.
MAPLE STREET
CHERRY ST.
Pearl St
Railroad St.
N

OWNER'S LIST
MAPLE STREET/CLARKS AVE. HISTORIC DISTRICT

* **Note: unless indicated, the addresses of the listed owners are the same as that of the resource, St. Johnsbury, VT 05819**

1. 99-1/2 Main St.
   Dee McClure

2. 4 Frost Ave.
   S.& M. Cherry

3. 6 Frost Ave.
   Valerie Dillon

4. 95-1/2 Main St.
   F.& P. Douglas

5. 45-49 Maple St.
   J.& S. Towns
   Lily Pond Rd.
   Lyndonville, VT 05851

6. 43 Maple St.
   C.M. Ouellette

7. 41 Maple St.
   Eric Hudson
   South St.
   Concord, VT 05824

8. 37-39 Maple St.
   Eric Hudson (see # 7)

9. 35 Maple St.
   P.& M. Villeneuve
   33 Maple St.
   St. Johnsbury, VT 05819

10. 31 Maple St.
    Rose Vermette

11. 33 Maple St.
    P.& M. Villeneuve

12. 29 Maple St.
    L. & M. Root
    15 Harvey St.
    St. Johnsbury, VT 05819

13. 27 Maple St.
    Robert Corriveau

14. 25 Maple St.
    Brian R. Devereaux
    Box 61
    Lyndon Center, VT 05850

15. 19-21 Maple St.
    Brian R. Devereaux
    (see #14)

16. 17 Maple St.
    David Pezdirtz
    20 Central St.
    St. Johnsbury, VT 05819

vacant lot - Town of St. Johnsbury

17. 4 Clarks Ave.
    B. & S. Graham & Lyn Timson
    Box 59A
    Concord, VT 05824

18. 4-1/2 Clarks Ave.
    same as #17

19. 7-11 Clarks Ave.
    Robert Barnett
    123 Main St.
    St. Johnsbury, VT 05819

20. 10 Clarks Ave.
    St. Johnsbury Housing Partnership
    20 Main St.
    St. Johnsbury, VT 05819

21. 12 Clarks Ave.
Bruce McDowell

22. 17-23 Clarks Ave.
Marvin Guyette
P.O. Box 141
Worcester, VT 05682

23. 18 Clarks Ave.
Evelyn Hevey

24. 20 Clarks Ave.
Mark Desrochers

25. 22 Clarks Ave.
Patricia Tierney & S. Cordeau

26. 25-27 Clarks Ave.
Charles Collins
RD1 Box 237
Sherbert Lane
Littleton, NH 05561

27. 33 Clarks Ave.
Gerald & Marie Wood

28. 5 Idlewood Terrace
R. & S.Tomat

29. 3 Idlewood Terrace
J. & H. Vojta

30. 32 Clarks Ave.
Gwen Kinney

31. 34 Clarks Ave.
Barbara Lyons

32. 101 Main St.
R. & K. Pollack

NPS Form 10-900-a
(8-86)

OMB Approval No. 1024-0018

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number _____ Page _____

SUPPLEMENTARY LISTING RECORD

NRIS Reference Number: 94000381 **Date Listed:** 05/05/94

Maple Street--Clarks Avenue Historic District — **Property Name**

Caledonia — **County**

VT — **State**

St. Johnsbury MPS — **Multiple Name**

This property is determined eligible for listing in the National Register of Historic Places in accordance with the attached nomination documentation subject to the following exceptions, exclusions, or amendments, notwithstanding the National Park Service certification included in the nomination documentation.

for Beth G. Savage — **Signature of the Keeper**

5/5/94 — **Date of Action**

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Amended Items in Nomination:

Level of Significance

The appropriate level of significance for this property is Local.

This information was confirmed with Elsa Gilbertson, National Register Coordinator, VTSHPO, by telephone.

DISTRIBUTION:
National Register property file
Nominating Authority (without attachment)